



**City of Miami Springs, Florida**  
City Council Workshop Meeting Minutes  
Monday, May 5, 2021, 6:00 p.m.  
Council Chambers at City Hall  
201 Westward Drive, Miami Springs, Florida

- 1. Call to Order/Roll Call:** The meeting was called to order by the Mayor at 6:00 p.m.

Present were the following:

Mayor Maria Puente Mitchell  
Vice Mayor Bob Best  
Councilwoman Jacky Bravo  
Councilman Walter Fajet, Ph. D.  
Councilman Victor Vazquez, Ph. D.

City Manager/Finance Director William Alonso  
City Clerk Erika Gonzalez-Santamaria  
Assistant City Manager Tammy Romero  
City Attorney Haydee Sera  
Police Chief Armando Guzman  
Recreation Director Omar Luna

- 2. Invocation:** Offered by Councilman Victor Vazquez  
**Pledge of Allegiance/Salute to the Flag:** Led by the audience.

- 3. Workshop on City Council Goals and Strategic Planning**

Mayor Mitchell welcomed everyone and stated that the workshop is to allow the Council to establish goals and to hear feedback from the residents on issues that are important to them. She stated that the City Manager provided a list of projects and initiatives that the City is working on and would need to determine the priority of potential projects.

City Manager William Alonso started with the first initiative from the list that have potential Federal or State funding or funded by another source;

- 1) Oakwood/Forrest Drive/Stafford Park/East Drive Stormwater (flooding) Project

City Manager Alonso stated that this item is to address flooding issues and is estimated at \$1.7 million; funding would come from potential State appropriation and from the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

2) East Drive Road Improvement Project

City Manager Alonso explained that this initiative is to address flooding issues and improve roadway for traffic calming purposes on East Drive between South Royal Poinciana and NW 36<sup>th</sup> Street. He explained the funding source would be potential State appropriation and the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

3) South Royal Poinciana Median Project

City Manager Alonso stated that this project addresses the safety and flooding issues on South Royal Poinciana Blvd. He said a traffic study conducted by RJ Behar, concluded that vehicles traveled on average of 10 miles over the speed limit posing a hazard to pedestrians and bicyclists. He said the proposed design not only reduces the number of lanes on S. Royal Poinciana Boulevard from four lanes to one lane in each direction, but also adds bike lanes and green median to absorb rainwater in order to reduce flooding in the area. He explained the funding source would be potential State appropriation and the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

4) Canal Bank Restoration

City Manager Alonso stated that the first phase has been completed in 2015-2016. Phase II & III of erosion control & stabilization of the collapsing Esplanade Canal banks (North Side); he stated that erosion is causing sedimentation and impaired water quality in this tributary to Everglades Watershed. He explained the funding source would be potential State appropriation and the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

5) and 6) Parks and Recreation

City Manager William Alonso and Recreation Director Omar Luna spoke about the department's priorities. Mr. Luna explained that there are three main priorities at this time, construction of a new racquetball court; painting the exterior of the Community Center; and replacing the cabanas at the Aquatic Center. He also stated that the following are other projects that he recommends be funded, which includes, improvements on walking path on Stafford \$120,000; playground surface at Stafford Park \$80,000; renovation of Peavey/

Dove large field \$150,000; expanding Prince South and Peavey/Dove to 70ft bases \$15,000; adding new batting cages to Stafford and Prince Fields \$50,000; shade canopies at Prince ball fields \$60,000; new exercise equipment at Stafford Park \$100,000; and installing six exercise stations along Curtis Parkway walking path \$10,000 per station or \$60,000. These items would be funded through the General Fund or bank financing since there are no other funding sources to utilize.

City Council determined that painting the Community Center, new racquetball court, and replacing the cabanas were a priority. The City Council determined that Staff will obtain pricing for the bollard lighting along the Stafford Park walking path; and stated that the department should include in the upcoming budget improvements of the walking path and the baseball bases for Stafford Park.

## 7) Golf Course

City Manager William Alonso and Golf Director Paul O'Dell addressed the City Council. Mr. O'Dell stated that the Golf Course turns 100 years old in 2023, revitalizing the golf course playing surfaces by adding new and resizing current tee surfaces for more teeing rotations to accommodate increasing rounds of golf; converting the greens to USGA spec greens to allow for appropriate drainage; floating fairways surfaces to allow for proper drainage during the rainy season. He stated that the aging buildings are also in need of repairs, to address infrastructure needs such as roof repairs, repainting of the buildings, golf cart storage facility, golf course bridges, etc. These items would be funded through the General Fund or bank financing since there are no other funding sources to utilize.

City Council requested that quotes be provided for the updating and replacement of the golf greens.

## 8) New City Hall/Police Complex and Increase number of Police Officers from the current 45 uniformed officers

City Manager William Alonso and Police Chief Armando Guzman discussed the potential need for a new City Hall/Police/Fire station complex to replace the current facility. The project would involve selection and acquisition of a new location and once the new facility is constructed the current City Hall can be sold and proceeds used to offset cost of new building. This initiative would be funded through bank financing since there are no other funding sources to utilize. There was no further action taken on this item.

Police Chief Guzman stated that Police manpower spends significant amount of resources responding to hotel calls, the City currently has 21 hotels. These calls reduce the number of officers that can patrol other areas of the City as well as perform traffic enforcement. Currently, there are 45 officers and recommended adding additional officers as budget permits in the coming years. This request would be funded through the General Fund and possibility through the Bed Tax in the future if the City is granted the funding.

## 9) Citywide sidewalk installation

City Manager William Alonso and Lazaro Garaboa, Interim Public Works Director discussed installation of sidewalks with ADA accessibility in all areas of the City which currently do not have them. One major challenge of this project is getting residents to support this project on their particular streets since this may involve tree removal and cutting through existing driveways. This initiative would be funded through bank financing since there are no other funding sources to utilize.

The City Council decided to allocate a portion of the estimated cost to fund the project in sections and then allocate another portion each budget year thereafter until completion.

The following items that need City Funding were discussed;

### 1) Attracting new business to Downtown District

City Manager Alonso stated that this initiative is ongoing and two major projects are underway at the Circle/Downtown area known as the Miami Springs Town Center project and the renovation of the old Barry's Cleaner building into retail shops. The City Council stated that an Economic Development Board may be able to assist in the attraction of new businesses and to help revitalize current businesses.

### 2) Parking garage for downtown area

City Manager Alonso stated that due to increasing projects and businesses in the downtown area, the City is looking into locations where a municipal parking garage can be built in order to provide additional parking for the downtown area.

### 3) Revision of City Code

This project would involve revising our entire code to bring it up to 2021 legal standards. This would be a major undertaking that would require hiring a consultant to assist in making these revisions. We could also consider doing a piecemeal approach in which case we would begin with the sign code, which we consider a top priority, and work from there to other areas.

The following item considers administration involvement without a cost associated;

### 1) Improving the NW 36th St Corridor

City Manager Alonso updated the City Council on various items occurring on 36<sup>th</sup> Street such as a major project approved by the City Council at the 4600 block of NW 36th St., which includes a mixed use building with a rooftop restaurant and parking garage; Airport Diner property is currently scheduled for the Miami-Dade County Unsafe structures Board and is accumulating daily fines as assessed by the Code Enforcement Board; The Runway

Inn Hotel remains closed. He stated that Code Enforcement and Police are enforcing City Codes and laws in the area in order to ensure a clean and safe environment.

The following items require County or State action for approval;

1) Annexation

City Manager Alonso explained that the annexation includes area west of the FEC railway tracks, and that this item has been pending a decision from the County for years. He stated that hopefully, this item will come to rest by the end of this year.

2) Bed Tax

City Manager Alonso stated that this would allow the City to receive a portion of the Bed Tax collected from hotels in order to fund more police officers and resources. This item is being pursued at the County and State levels, and would generate revenue for the City.

3) FPL Underground Wiring Project

City Manager Alonso said that this project entails 47 laterals which represents 49% of the total laterals within the City, which affects 1,042 customers and replaces approximately 6.5 miles of existing overhead wiring. He stated currently, FPL has completed 21 laterals, 4 are in active construction and the remaining 22 laterals are scheduled for 2022.

4) Pedestrian Bridge by the Metro Station on North Royal Poinciana

City Manager Alonso provided an update on the pedestrian bridge from North Royal Poinciana to the Metro Station on Okeechobee, this item is pending FDOT and County MPO approval for funding.

5) FEC Quiet Zone

City Manager Alonso explained that this project calls for the establishment of "Quiet Zones" which have to include permissions from sites in Medley, Hialeah, Unincorporated Miami-Dade County and the one in Miami Springs. As per the study conducted by RJ Bejar, in order to provide a "Quiet Zone" it requires renovations to the FEC train tracks with installation of mountable medians and upgrading from a two quadrant gate to a four quadrant gate. The estimate for this endeavor is \$2 million although FDOT did not approve funding in 2018, the City is working with State Legislators when potential funding sources are available.

6) Bike Path Connectivity Project

City Manager Alonso stated that a Citywide Bicycle and Pedestrian Mobility Study and

Master Plan was conducted by The Corradino Group (which was funded through an FDOT grant) in order to provide a safe, accessible, useable, and a connected transportation network to meet the needs within our City and surrounding areas. The recommended projects are listed as follows: 1) Pedestrian (sidewalk Improvements); 2) Bicycling (bike lanes and mixed-use paths); and 3) Planning and Design (capital improvement projects and studies). The estimate for this project is approximately \$14 million and when potential funding sources such as the Miami-Dade TPO and FDOT allocations are available.

#### **4. Public Comments**

Jim Llewellyn, 81 Carlisle Drive addressed the City Council.

#### **5. Adjourn**

There being no further business to be discussed the meeting was adjourned at 10:45 p.m.

Respectfully submitted:

  
Erika Gonzalez-Santamaria, MMC  
City Clerk



Adopted by the City Council on  
this 24th day of May, 2021.

  
Maria Puente Mitchell, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.